

Riverwalk HOA Owners Annual Meeting Minutes
12-13-2023

The meeting was called to order at 6:06 pm.

In attendance: Board: Oros, Neiderer, Vernon, Warga, Tuthill. Legal rep: With

AGENDA –

- Elections of Board members
- Review 2023
- 2024 Plans
- 2024 Budget
- Open Discussion
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- Updates and Added items -
 - Front entrance
 - Subcommittees proposal
 - 2024 Plan / Tasks
 - 2024 Calendar
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○ **Elections Of Board Members –**

- Three board member terms are expiring at the end of 2023. [Erica Vernon, Bill Warga, Ken Oros]
- Nominations of four names were taken to fill these positions.
 - Erica Vernon, Bill Warga, Ken Oros, Becky Trentlage
- Voting took place. Elected were Erica Vernon, Bill Warga and Ken Oros.
- Officer elections will take place at the January board meeting.

○ **2023 review**

- Trees removal –
 - The Board had 5 trees removed along the frontage between the river and neighborhood entrance. They were falling. One had fallen across the top rail of the fence. The decision was to have them removed for safety reasons before they fell on pedestrians. The cost was \$5,000.
- Roads – grading, dust control, speed bump
 - Grading – The Board had Spallone Construction grade the roads in the neighborhood. The cost was \$7,677.
 - Dust control – we requested a bid from Spallone Construction for dust control and a mag chloride or alternative application. The bid was \$8,900 for the roads in the neighborhood. Spallone is investigating a ‘green’ alternative for application and will update when they have costs. The application has not yet been approved for use in Gunnison County.
 - The Board will obtain estimates in 2024 for alternatives.

- *[For reference, previous estimates for asphalt paving of the roads were an expense of \$275,000. For chip sealing \$200,000.]*
- Guest cabins – B repairs were made to the bathroom.
 - Both sides need amenities updates [dishes, utensils, blankets]
- Weeds
 - Weed spraying took place. It is scheduled to be done again in 2024.
- Paths
 - Discussion was held on the southeast trail build. Fred updated the owners on the planned efforts. Suggestions were made that Fred be compensated for his expenses. To date the HOA has paid for hard goods, i.e., gutter and culvert materials. It was agreed that the Board and Fred will review expenses and reimburse agreed costs.
- Wildland Urban Interface Code
 - An update on the wildfire mitigation plans was that we would have the forest service complete a neighborhood inspection in the spring.
- Gunnison County new building codes
 - An update on the proposed new building codes was discussed. It was shared that there would be minimal impacts on new building requirements.
- Discussion of CCIOA legal requirements for meetings
 - Jacob reviewed details and that all meetings are open to all members. It was agreed that notice of meetings will be messaged to owners before sessions.
- Sharing owners contact information
 - A question on the status of this effort was asked. Ken believed that an approval document from owners still needed to be sent and approval response before sharing information. *[after more review some owners have received the form and replied. Ken will follow up for approval updates then compile a list to share]*
- **2024 HOA Tasks Checklist / Annual Plan**
 - Update Governing Documents
 - Procedures review of financial procedures
 - Legislative/New Rules Updates
 - Budget Plans
 - Reserve Funds, Audits, Tax Plans
 - Emergency Action Plan
 - Insurance Policies
 - Vendor Contracts
 - Management Plan
 - Annual Calendar
 - Website update
 - Guest Cabin motion sensor lights – it was suggested that we install exterior motion sensor lights at the cabins. Ken will secure and install. *[Ken installed a temporary solution on 12/22. A permanent solution will be installed in January replacing the current exterior lighting.]*
- **2024 Budget**
 - Monthly Dues remain at \$75 monthly.
 - As of 11/30/23 the association has \$53,281 in bank accounts.

- Expenses – Anticipated major expenses for the year are Utilities, Roads, Snow Removal, Guest Cabin TV, and Internet. With continued review for reduction
- Guest cabin TV – discussion was held on this item. A motion was made and approved to discontinue cable TV service in the cabins but keep the internet access. The thinking was to eliminate the expense and that guests could use internet services for television. Ken will contact Spectrum to cease service. Television service has been discontinued. Internet service does continue.
- With no owners' dissent or comments the budget moves forward as approved

New Additional Topics – not discussed at the meeting but added for 2024 tasks.

- **Front entrance**
 - Fred completed fill in improvements to the neighborhood front entrance.
- **Subcommittees –**
 - Ken had suggested implementing subcommittees for special topics, chaired by a board member but asking owners for participation. The thoughts on subcommittees would be to get interested owners participating in more hands-on activities.
 - We will start with two subcommittees.
 - Governance
 - Maintenance
 - Governance –
 - Members – Ken, Howard, Erica, TL, and Jacob as legal representative.
 - Update Bylaws, Covenants, Rules, Building Guidelines, Architectural Review Process.
 - The Covenants document is under current review for revisions by this group.
 - Maintenance –
 - Members – Fred, Howard, Ken, TBD A, TBD B, TBD C...
 - Consolidating maintenance tasks onto one group
 - TASKS –
 - Roads, Ponds, Weeds, Bugs, Guest Cabins, Mail house, Trails

Other topics-

- **HOA Tasks Checklist / Annual Plan review**
- Ken will ask all board members to review two documents. Once updates are added the documents will be published and shared with all owners.
 - ANNUAL PLAN 2024
 - This is a calendar of tasks/meetings by month for 2024.
 - RIVERWALK HOA TASKS CHECKLIST 2024
 - This is a task list of items to be addressed by the Board and subcommittees.
 - Items included are –

- Update Governing Documents
- Legislative/New Rules Updates
- Budget Plans
- Reserve Funds, Audits, Tax Plans
- Emergency Action Plan
- Insurance Policies
- Vendor Contracts
- Management Plan
- Annual Calendar